



City Council
Public Hearing
July 19, 2016

Norfolk Christian Schools *plaNorfolk2030* Amendment and Rezoning 255 Thole St., 260 Filbert St.

Location

- Property bounded by Midfield, Filbert, Thole Streets

Existing Development

- Norfolk Christian School
- Residential directly to the north, south and west

Request

- To allow for the development of additional buildings, athletic field, and parking areas



Request

November 2011

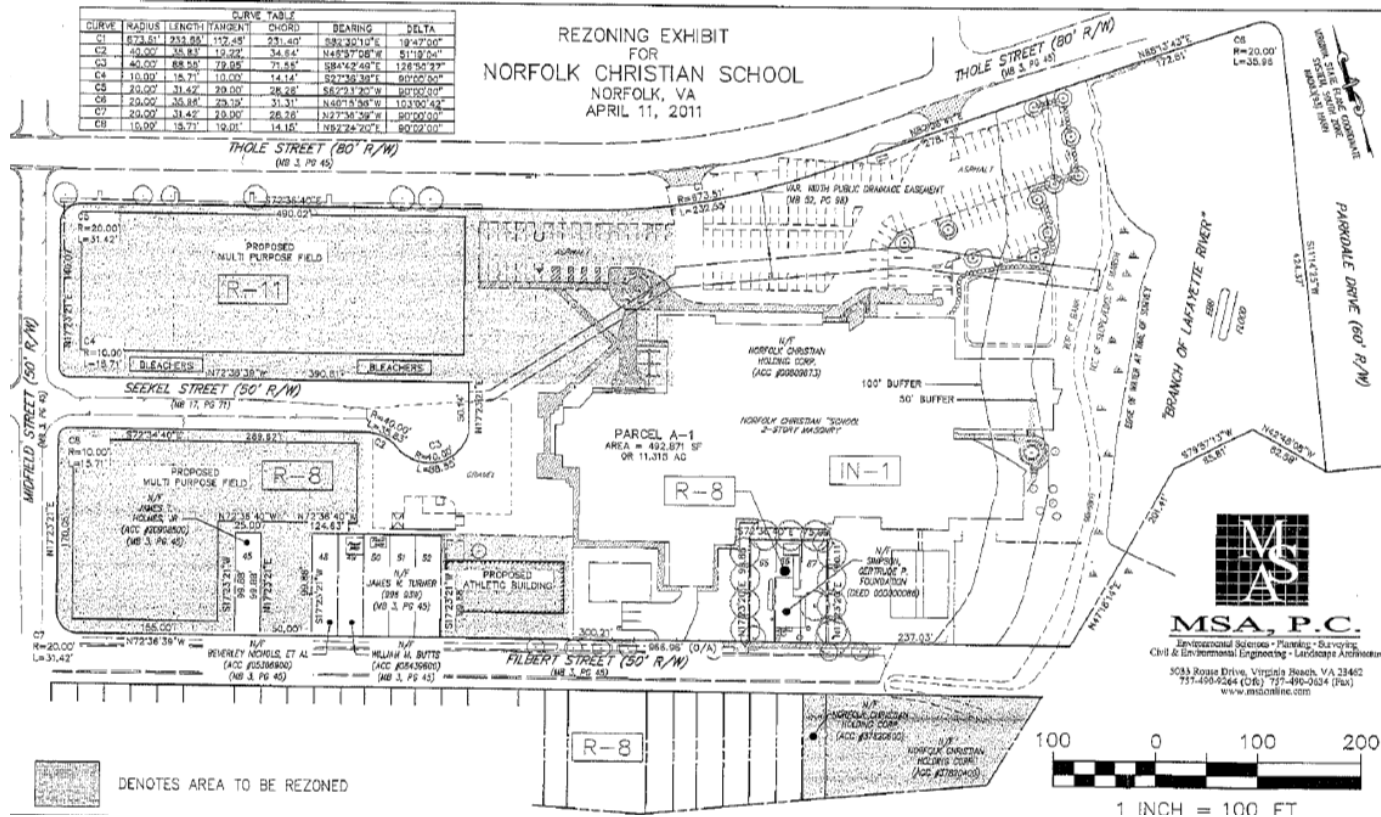
- Portion of property rezoned to allow for athletic fields

Proposal

- Modify existing plan to allow for a bus parking area, new parking lot, and larger athletic field with score board
- Include an area not covered by the prior rezoning
 - Vacant single-family home to be demolished to allow an academic building expansion



Previously Approved Site Plan - 2011



CONCEPTUAL SITE LAYOUT OF

NORFOLK CHRISTIAN SCHOOL

255 THOLE STREET & 260 FILBERT STREET
NORFOLK, VIRGINIA

Proposed athletic field

Proposed bus parking

Proposed parking lot

Demolish house, build academic building

Proposed academic building additions

Site Data	
Site Area:	±11.87 Ac
GPIN:	1459-46-4324
	1459-46-4323
	1459-46-4332
	1459-46-4331
Existing Zoning:	IN-1 & R-8
Proposed Zoning:	IN-1
Existing Use:	Academic/Single Family Res.
Proposed Use:	Academic
Existing Building Size:	±83,978 SF
Proposed Building Size:	±102,992 SF

Layout Key	
1	ADDITIONAL LANDSCAPE SCREENING, EXISTING TO REMAIN
2	ATHLETIC BUILDING ADDITION (±6,910 SF)
3	ATHLETIC FIELD
4	EDUCATIONAL BUILDING ADDITION (±6,020 SF)
5	FINE ARTS BUILDING ADDITION (±6,050 SF)
6	NEW LANDSCAPE PLANTINGS
7	NEW PARKING LOT
8	NEW SIDEWALK
9	SCHOOL BUS PARKING & PARKING LOT RESTRIPIING
10	SCOREBOARD & FLAGPOLE

□ DENOTES AREA TO BE REZONED

DATE: 05/19/16
(REVISED: 06/07/16)
EXHIBIT FOR REZONING

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A SITE SURVEY. THEREFORE, PROPERTY LINES, METEAD BOUNDARIES, AND OTHER SITE SPECIFIC DATA ARE APPROXIMATE. CONCEPT DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL FOR A PROPERTY. THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY FINANCIAL OR LEGALLY BINDING TRANSACTION.



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50 0 50 100
1 INCH = 50 FT



City Planning Commission

By a vote of **4 to 2**, the Planning Commission recommends **Approval**.

- Majority voted for approval based on staff recommendation of approval and belief that the site, with the conditions proposed, is appropriate to handle any potential impacts to the surrounding neighborhood.
- Minority voted for denial based on neighborhood concerns, and the concern that Norfolk Christian has not communicated effectively with the Bolling Brook Civic League about their plans for the site.